

**Madison County Planning Commission  
Workshop Meeting  
February 21, 2019**

The Madison County Planning Commission Workshop meeting was called to order by Chair, Carty Yowell, at 7:00 p.m. in the County Administration Building auditorium. A quorum was established with the following members present: Fay Utz, Peter Work, Nan Coppedge, Carty Yowell, Mike Fisher, Mike Mosko, Steve Carpenter, and Francoise Seillier-Moiseiwitsch; Pete Elliott was absent. Also present were: Betty Grayson, Zoning Administrator; Jack Hobbs, County Administrator; Sean Gregg, County Attorney; and Clay Jackson, BOS liaison.

Motion was made by Mike Mosko to approve the minutes of the January 16, 2019 meeting as submitted, seconded by Mike Fisher, and carried, with all members voting aye.

Betty Grayson presented the following case:

**Case No. SP-03-19-02:** Request by Yates Properties of Madison L C for a site plan and soil and erosion plan for the construction of a new self-storage unit (6<sup>th</sup> building). This property is located at 4956 South Seminole Trail (Route 29 Southbound Lane) at Shelby, and contains 8.758 acres of land (TM 55-14), zoned Industrial M-1. Marvin Hinchey was present representing the owner. The building will be completed in two phases and contain 21,500 square feet. Mike Fisher questioned if there was enough room to drive between the new building and the POD units against the fence, and would the empty port-a-potties continue to be stored there. Mr. Hinchey did not have an answer at this time. The site plan has been submitted to VDOT and Soil and Erosion.

The next item was discussion of **event venues**, and Mike Fisher recused himself from the discussion. Sean Gregg reviewed memos that would adopt the Va. Code definition of Agri-tourism, adding some uses in A-1, and requiring special use permits that would address minimum acreage size, buffers from adjoining landowners, noise, etc. Betty Grayson said amplified music would fall under festival and entertainment permits issued by the Board of Supervisors. Jack Hobbs pointed out the discussion has covered venues, resorts, and agribusiness. Shimp Engineering presented three options, including a "rural retreat" definition; and Carty Yowell had suggestions for resorts, retreats, and venues. There was also discussion on "ag" buildings not being subject to inspections, but needing a degree of safety for use by the public. Clay Jackson suggested that a "rural retreat" could be allowed in A-1 zoning with a Special Use Permit. Barbara Miller and her representatives described "glamping" and referenced the Paws Up facility in Montana, and [www.wildretreat.com](http://www.wildretreat.com). Adjoining landowners to the KenWalt property, Amy Neal and Doug Hill, had questions about noise, lighting, dogs, and property values. Mrs. Miller repeated her desire to create a "peaceful retreat" atmosphere. Carty Yowell assigned the Business Committee, chaired by Mike Mosko, to take the lead from what Mr. Gregg has prepared, adding Section 18 to Article 14 of the Ordinance, and have a draft available on March 6.

Fay Utz presented her committee's information on **Large Scale Solar Energy Facilities**. A draft will be available soon.

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Nan Coppedge, Secretary

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Approved

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Certified